



Document 2015 237

Book 2015 Page 237 Type 03 001 Pages 2
Date 1/29/2015 Time 1:35 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$503.20
Rev Stamp# 21 DOV# 24

INDX ✓
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

This instrument prepared by:

JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)453-4637

Return to:

James A. Hansen and Summer L. Hawkins Hansen, 214 N 8th Ave, Winterset, IA 50273

Mail tax statements to:

James A. Hansen and Summer L. Hawkins Hansen, 214 N 8th Ave, Winterset, IA 50273

Order No.: MES-55669/BS

$\frac{1}{2}$ \$315,000

WARRANTY DEED

Legal: Commencing at a point on the East line of the East Half (1/2) of the Southwest quarter (1/4) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, which is 460 and 2/5 feet South of the Northeast corner thereof, and running thence South 100 feet, thence West 175 feet, thence North 100 feet, thence East 175 feet to the place of beginning, and Commencing at a point 460 2/5 feet South and 175 feet West of the Northeast Corner of the East half (1/2) of the Southwest Quarter (1/4) of Section Thirty-six (36) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence South 100 feet, thence West 125 feet, thence North 100 feet, thence East 125 feet to the point of beginning.



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Neal P. Scanlon and Susanne Patricia Scanlon, husband and wife**, do hereby convey unto **James A. Hansen and Summer L. Hawkins Hansen, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead, and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.



Neal P. Scanlon




Susanne Patricia Scanlon

STATE OF Iowa)

COUNTY OF Madison)

SS:

This instrument was acknowledged before me on Jan 13 2015 by Neal P. Scanlon and Susanne Patricia Scanlon, husband and wife.


Notary Public in and for said State

